

**AGENDA**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, SEPTEMBER 29, 2016**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

**1. CALL MEETING TO ORDER**

**2. APPROVAL OF MINUTES**

Approval of the August 25, 2016 regular meeting minutes.

**3. REQUEST 16-HDC-15 FROM BECKY COLLIER, 532 SIXTH STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for a front porch expansion located at the property mentioned. (Central Neighborhood Historic District).

**4. REQUEST 16-HDC-16 FROM SARAH BOURGEOIS, 912 WEST ELEVENTH STREET, TRAVERSE CITY, MICHIGAN, for:**

Approval of plans for a second story bed room addition and a 26' x 32' detached garage located at the property commonly known as **615 Sixth Street**, Traverse City, Michigan. Central Neighborhood Historic District)

**5. REQUEST 16-HDC-17 FROM DON BENNET, CONTRACTOR, 801 SEVENTH STREET TRAVERSE CITY, MICHIGAN, for:**

Approval of plans for the demolition of an existing detached garage and the construction of a new 26' x 28', 2-story detached garage located at the property commonly known as **611 East State Street**, Traverse City Michigan. (Boardman Neighborhood Historic District)

**6. OTHER BUSSINESS**

**7. ADJOURNMENT**

The City of Traverse City does not discriminate on the basis of disability in the admission or access to or treatment or employment in, its programs or activities. Penny Hill, Assistant City Manager, 400 Boardman Avenue, Traverse City, Michigan, 49684, 922-4440, T.D.D., 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator.

**AGENDA**  
**TRAVERSE CITY HISTORIC DISTRICTS COMMISSION**  
**REGULAR MEETING**  
**THURSDAY, AUGUST 25, 2016**  
**7:00 P.M.**  
**Committee Room, Governmental Center, 2<sup>nd</sup> Floor**  
**400 Boardman Avenue**  
**Traverse City, Michigan 49684**  
**231-922-4464**

**PRESENT:** Commissioners Andres, Crane, Zacks, Carol and Chairperson Callahan.  
**ABSENT:** Commissioner Mansuy, Shinnars and Vice-Chairperson Tobin.  
**STAFF PRESENT:** David Weston

**1. CALL MEETING TO ORDER**

*The meeting was called to order at 7:05 p.m.*

**2. APPROVAL OF MINUTES**

Approval of the June 30, 2016 regular meeting minutes.

*Motion by Commissioner Andres, seconded by Commissioner Carol to approved the June 30, 2016 regular meeting minutes as presented. Upon vote the motion carried 4-0.*

**3. REQUEST 16-HDC-13 FROM BECKY COLLIER, 532 SIXTH STREET, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for new detached garage, rear mudroom addition and front porch expansion located at the property mentioned. (Central Neighborhood Historic District).

*Becky Collier presented drawings and answered questions from the Commission.*

*Mrs. Collier explained the front porch drawings were not representing what she really wants to construct.*

*Motion by Commissioner Andres, seconded by Commissioner Crane to approve the detached garage and mudroom addition only with the project liaison reviewing the final drawings for the mudroom addition. Upon vote the motion carried 4-0. Commissioner Andres will serve as the project liaison.*

**4. REQUEST 16-HDC-14 FROM JOHN DANCER, CORNERSTONE ARCHITECTS,  
122 SOUTH UNION, TRAVERSE CITY, MICHIGAN for:**

Approval of plans for a 4-story building addition located at the property commonly known as **250 East Front Street**, Traverse City, Michigan. (Downtown Neighborhood Historic District).

*John Dancer presented drawings and answered questions from the Commission. Motion by Commissioner Andres, seconded by Commissioner Crane to approve the drawings as presented. Upon the motion carried 4-0. Commissioner Callahan will serve as the project liaison.*

**5. OTHER BUSSINESS**

*None.*

**6. ADJOURNMENT**

*The meeting was adjourned at 8:00 p.m.*

Respectfully submitted,

\_\_\_\_\_  
David M. Weston, Secretary

Date \_\_\_\_\_



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 9-12-16

Property Address: 532 6th ST. Tl. Mi

Local Historic District: CENTRAL

Existing Zoning Classification: R-1b

Architectural / Design Firm: ROBERT MCKENZIE

Address: \_\_\_\_\_

Description of Plans: EXPAND FRONT PORCH

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: Betty COLLIER Phone: 313-5629 Fax: \_\_\_\_\_

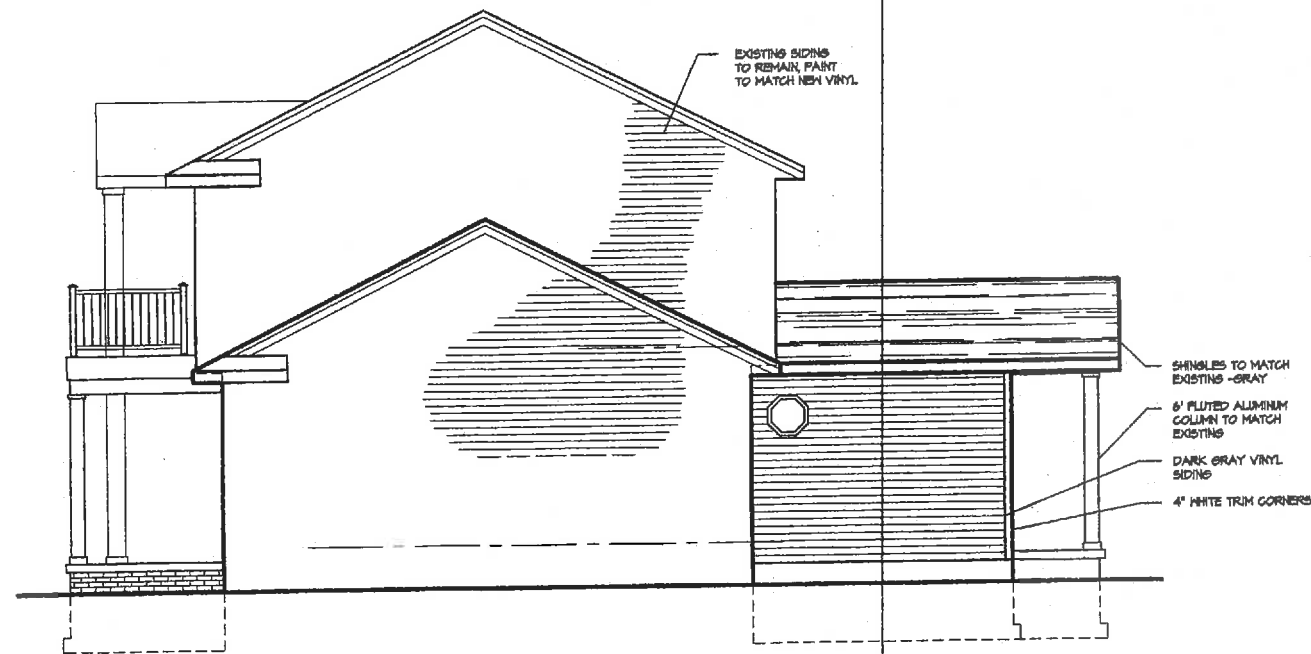
Address: 831 WASHINGTON ST. TL. Mi

Signature of Owner: Betty Collier

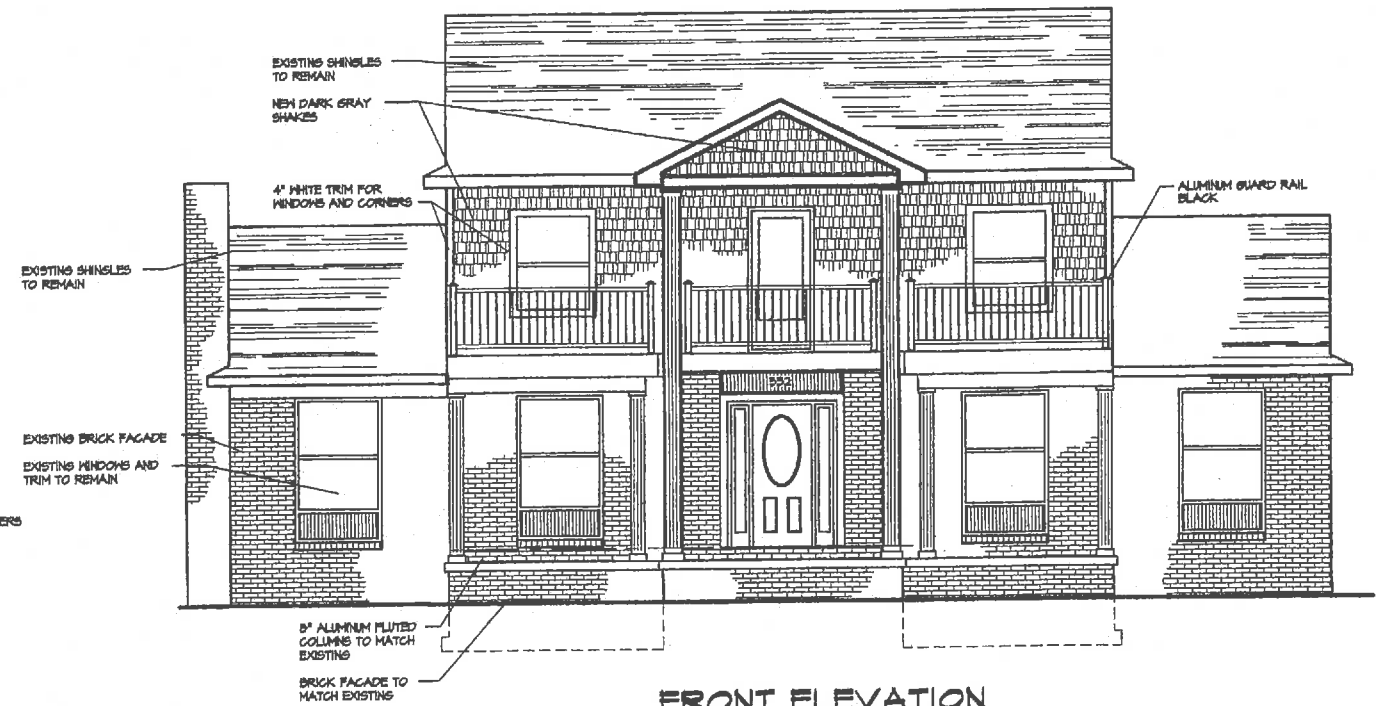
Signature of Applicant (if different): \_\_\_\_\_

Relationship of Applicant to Owner: \_\_\_\_\_

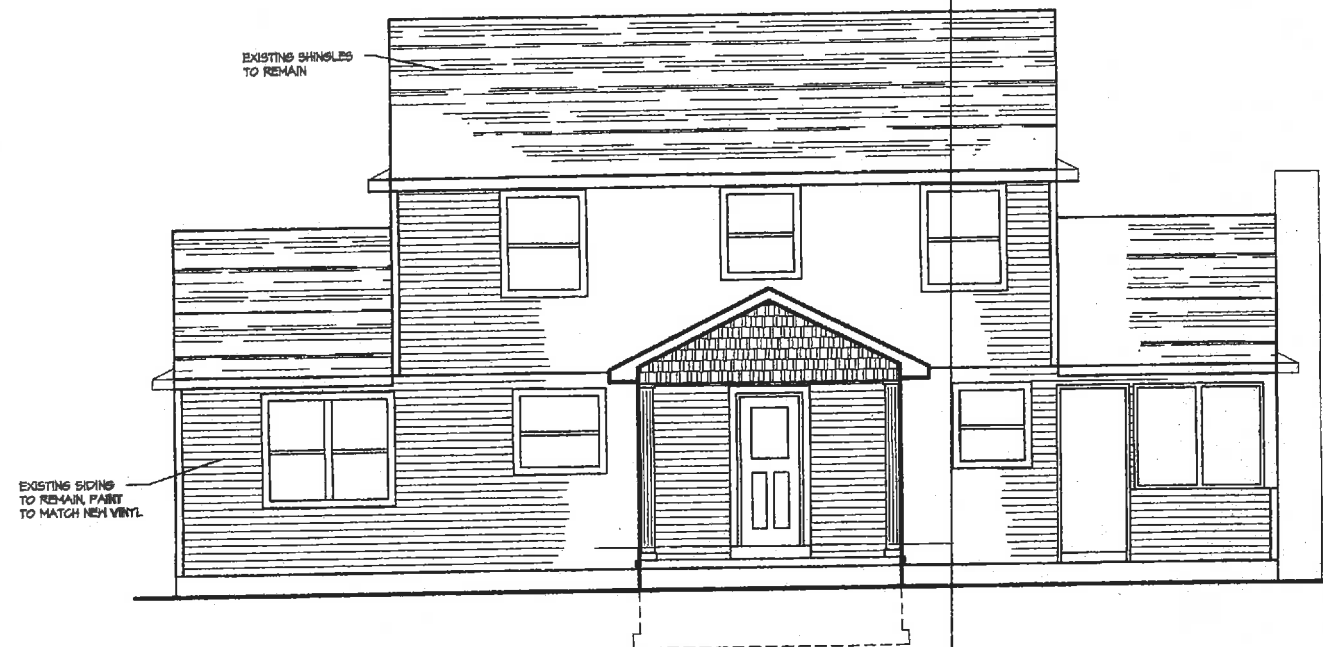




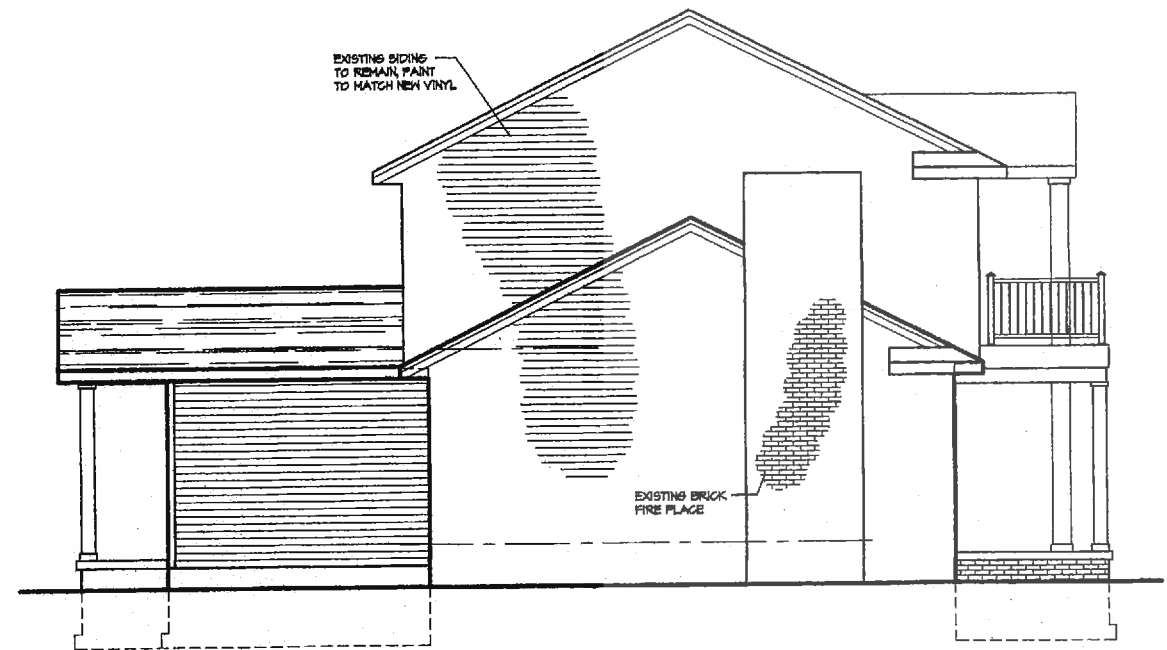
**EAST ELEVATION**  
SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
SCALE: 1/4" = 1'-0"

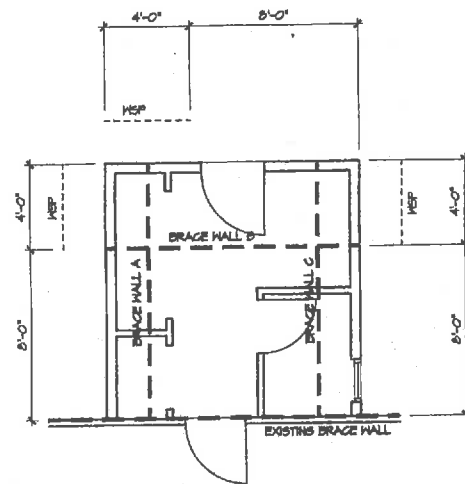
HOUSE ADDITION

BECKY COLLIER



PROJECT NO: -  
DATE: 4-4-2016  
DRAWN BY: RLM  
SCALE: AS NOTED

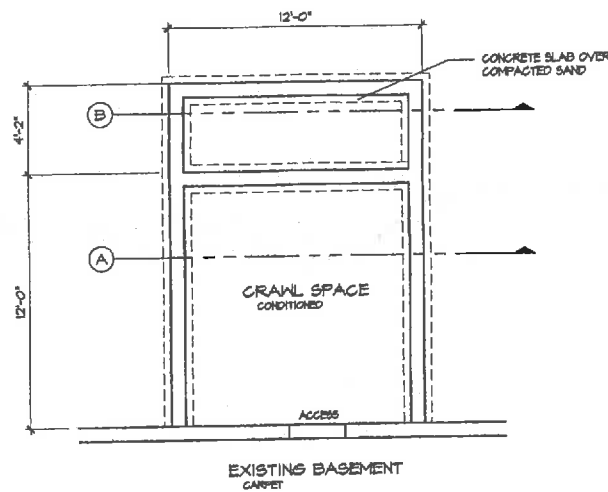
SHEET NO:  
**A2**



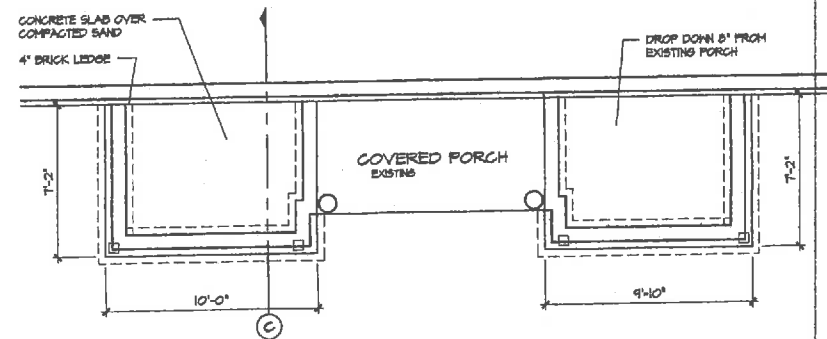
**BRACE PLAN**  
SCALE: 1/4" = 1'-0"

NAILING PATTERN FOR HSP & CS-HSP  
REQUIRED ON ALL EXTERIOR SHEATHING  
6d COMMON NAILS AT 12" O.C. AT PANEL  
EDGES AND 12" O.C. ON INTER-MEDIATE  
SUPPORTS.

NAILING PATTERN FOR OSB  
1 1/4" SCREWS 7" O.C. ALL EDGES  
AND FIELD.  
BOTH SIDES OF WALL



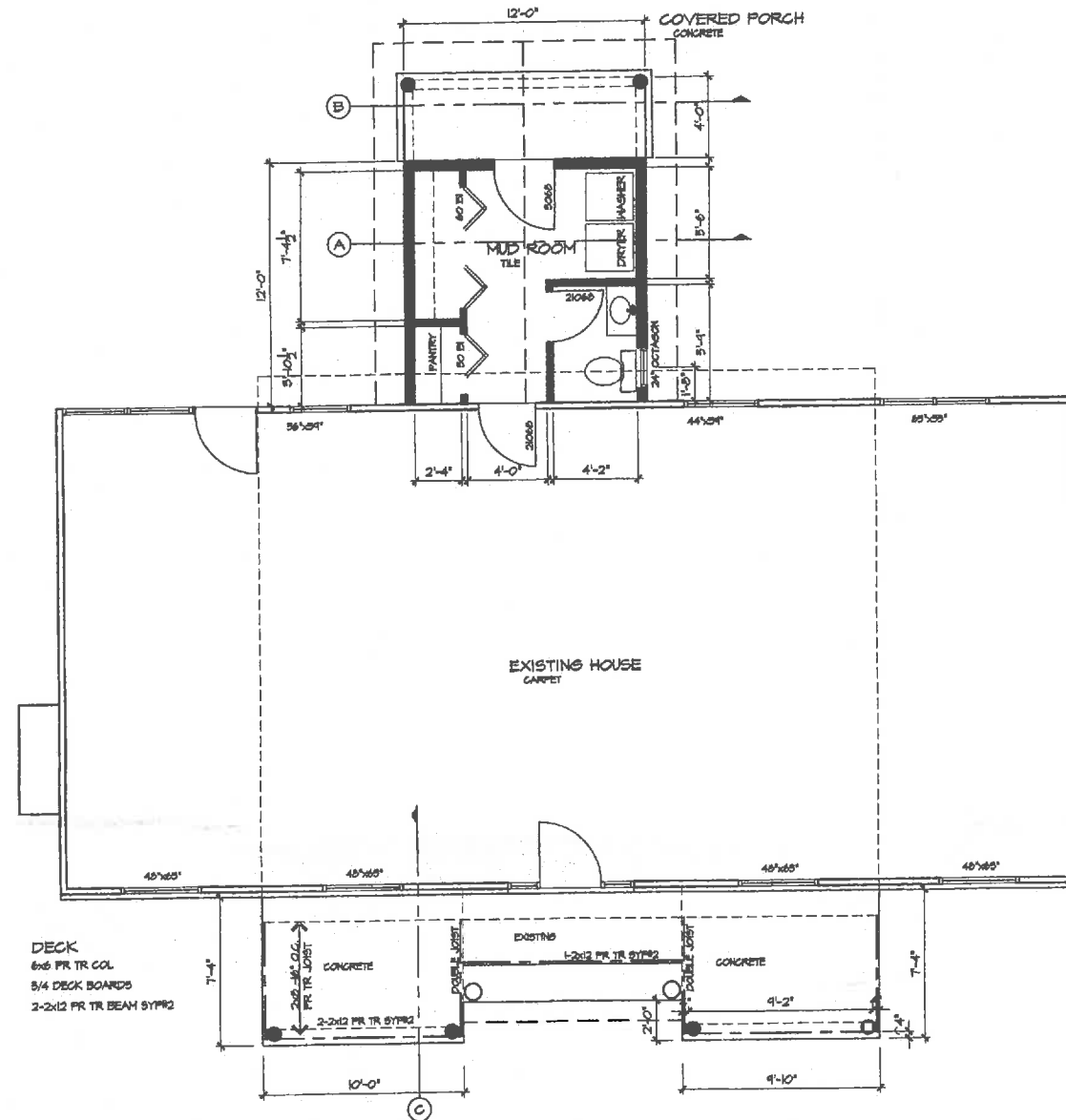
**EXISTING BASEMENT**  
CARPET



**FOUNDATION PLAN**  
SCALE: 1/4" = 1'-0"

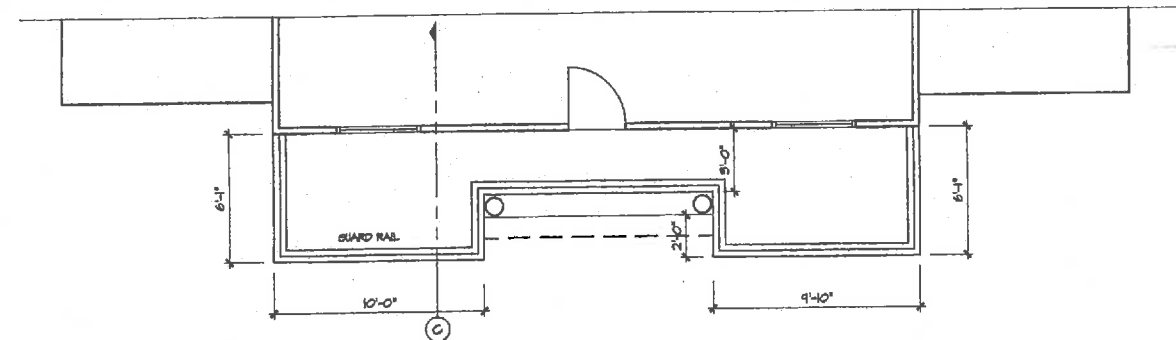
**CONCRETE STRENGTHS**  
FOOTINGS & BASEMENT SLABS - 2500 psi  
BASEMENT WALLS - 5000 psi  
GARAGE FLOORS & EXTERIOR CONCRETE - 5500 psi

2000R SOIL BEARING CAPACITY.  
DESIGN ASSUMES CLEAN SAND, UPON EXCAVATION  
IF DIFFERENT SOILS ARE PRESENT CONSULT DESIGN  
PROFESSIONAL



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

144 SQ FT MUD ROOM ADDITION



**UPPER DECK PLAN**  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES**  
DESIGN LOADS  
FLOOR LOADS:  
40 psf NON SLEEPING  
50 psf SLEEPING  
40 psf DECKS  
50 psf GARAGE FLOORS  
GROUND SNOW: 60 psf

TYPICAL HEADER 3-2x12 UNID.

☉ SMOKE DETECTOR

☒ CARBON MONOXIDE ALARM

DIMENSIONS TO FACE OF STUD AND CENTER  
OF DOORS AND WINDOWS.

ATTIC ACCESS 22' x 30'

CRAWL ACCESS FLOOR 18' x 24'  
CRAWL ACCESS PERIMETER 16' x 24'

**GENERAL NOTES FOR ALL STAIRS/RAMP**

- MINIMUM WIDTH IS 36"
- MINIMUM LANDING WIDTH/DEPTH 36"
- MAXIMUM RISER HEIGHT 8-1/4"
- MINIMUM TREAD (NOSE TO NOSE) 11"
- NOSING OF NOT LESS THAN 3/4" OR  
GREATER THAN 1-1/4"
- MINIMUM HEAD ROOM 6'-8"
- ALL STAIRS SHALL BE ILLUMINATED

**HANDRAILS / GUARDS**

- HANDRAILS REQUIRED FOR STAIRS  
WITH FOUR OR MORE RISERS
- GUARDS ARE REQUIRED IF HEIGHT  
OF STAIRS IS 30" OR GREATER
- GUARD HEIGHT SHALL NOT BE LESS  
THAN 36" ABOVE WALKING SURFACE
- OPENING IN GUARD SYSTEM SHALL  
NOT ALLOW A 4" SPHERE THRU

HOUSE ADDITION

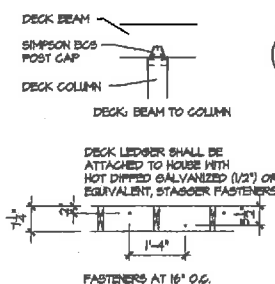
BECKY COLLIER

△

PROJECT NO: -  
DATE: 1-4-2016  
DRAWN BY: RLM  
SCALE: AS NOTED

SHEET NO:  
A1





## HOUSE ADDITIONS

BECKY COLLIER

[illegible]

PROJECT NO: -  
DATE: 9-1-2016  
DRAWN BY: RJM  
SCALE: AS NOTED

A3



# SIXTH

524

528

532

540

NEW  
GARAGE  
APPROVED

EX  
GARAGE

APPROVED  
ADDITION

PROPOSED  
PORCH  
ADDITION

Legend  
Parcels



1 inch = 20 feet

This map is based on digital databases from the City of Traverse City. Traverse City cannot accept any responsibility for errors, omissions or positional accuracy.



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 9.22.2016

Property Address: 615 SIXTH

Local Historic District: CENTRAL

Existing Zoning Classification: R1D

Architectural / Design Firm: SARAH BOURGEOIS

Address: 92 ELEVENTH

Description of Plans: PROPOSED 3 CAR GARAGE (26X35')  
TO MATCH TRUCK MATERIALS & DETAILS.  
② CONCRETE FLOOR ADDITION AT SOUTH SIDE  
OF TRUCK. (13X16) MATERIAL TO MATCH TRUCK

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: RYAN & JESSICA Phone: 231.492.6798 Fax: \_\_\_\_\_

Address: SULLIVAN 615 SIXTH

Signature of Owner: \_\_\_\_\_

Signature of Applicant (if different): [Signature]

Relationship of Applicant to Owner: AGENT/ARCHITECT



Sullivan Remodel  
615 Sixth Street

Existing South Elevation



Existing Garage to be removed



Sullivan Remodel- 615 Sixth Street

North Elevation(existing): column reference





# SIXTH

50.0

605

609

615

619

105.0'

35.0'

35.0'

10'

9'

20'

5'

SECOND FLOOR ADDITION

City of Traverse City  
Department of Public Services

8.20.2016  
8.24.2016  
9.20.2016  
9.22.2016

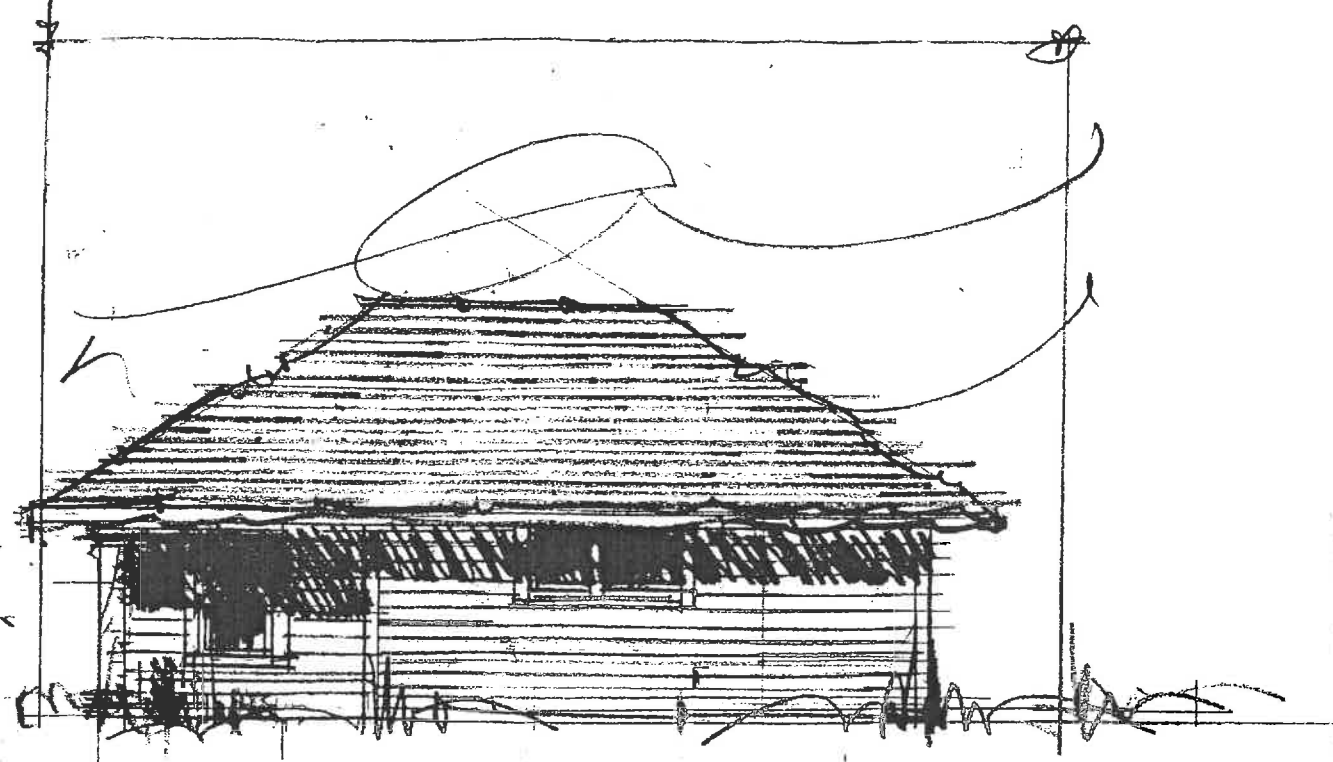
CULLMAN CARPENTRY TRUST  
C/O SIXTH STREET

Legend  
Parcels

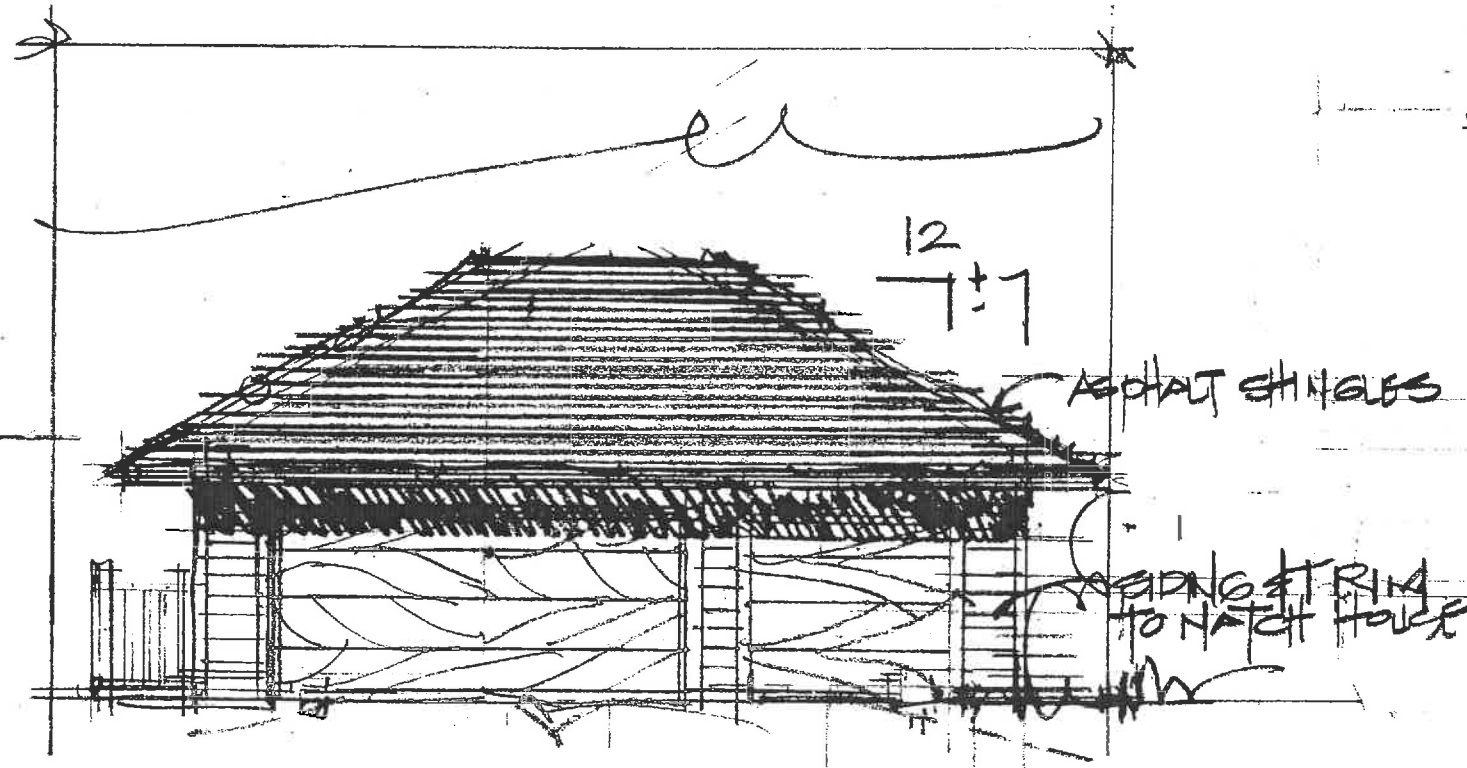


1 inch = 20 feet

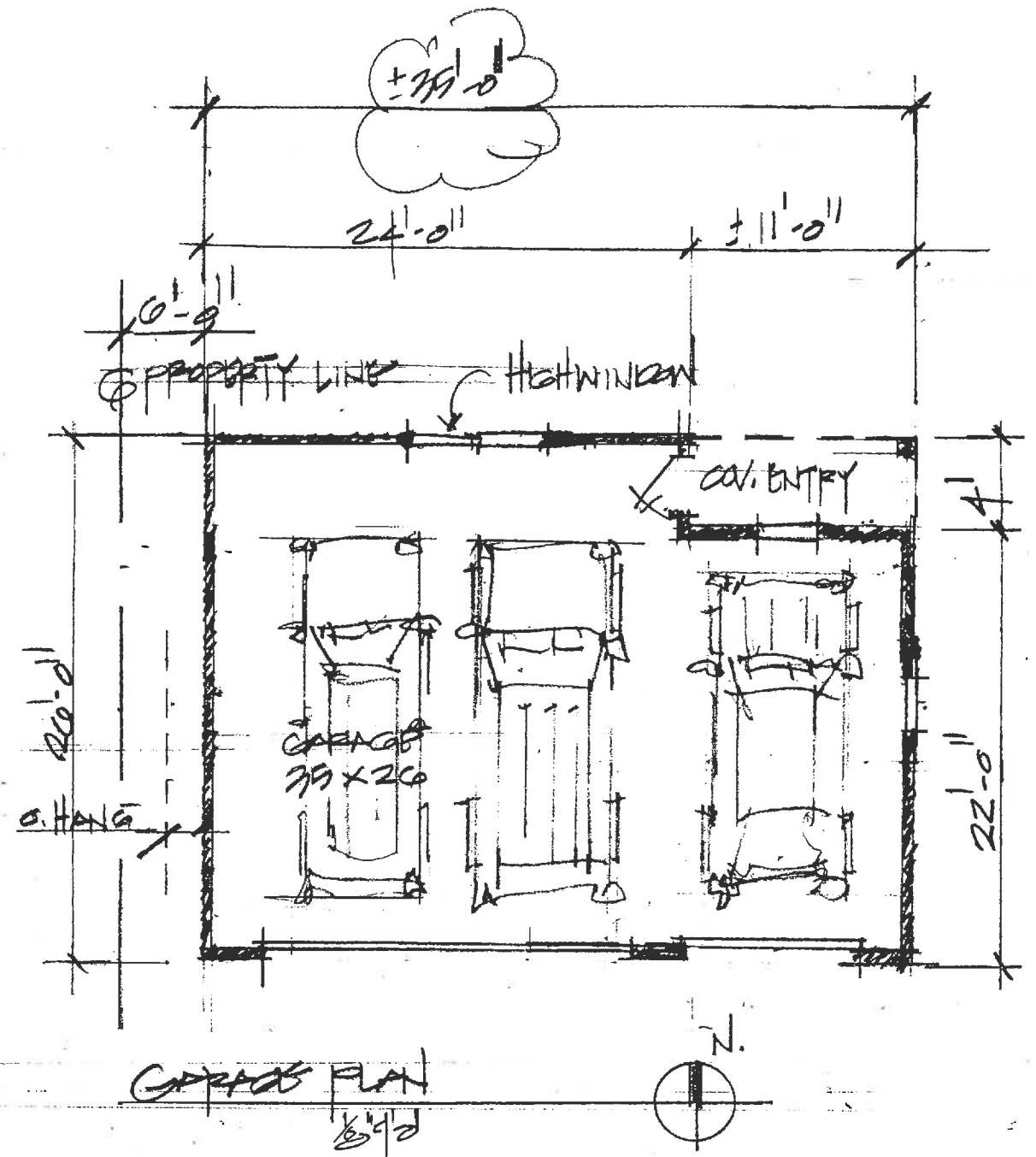
This map is based on digital databases from the City of Traverse City. Traverse City cannot accept any responsibility for errors, omissions or positional accuracy. There are no warranties expressed or implied.



NORTH ELEVATION



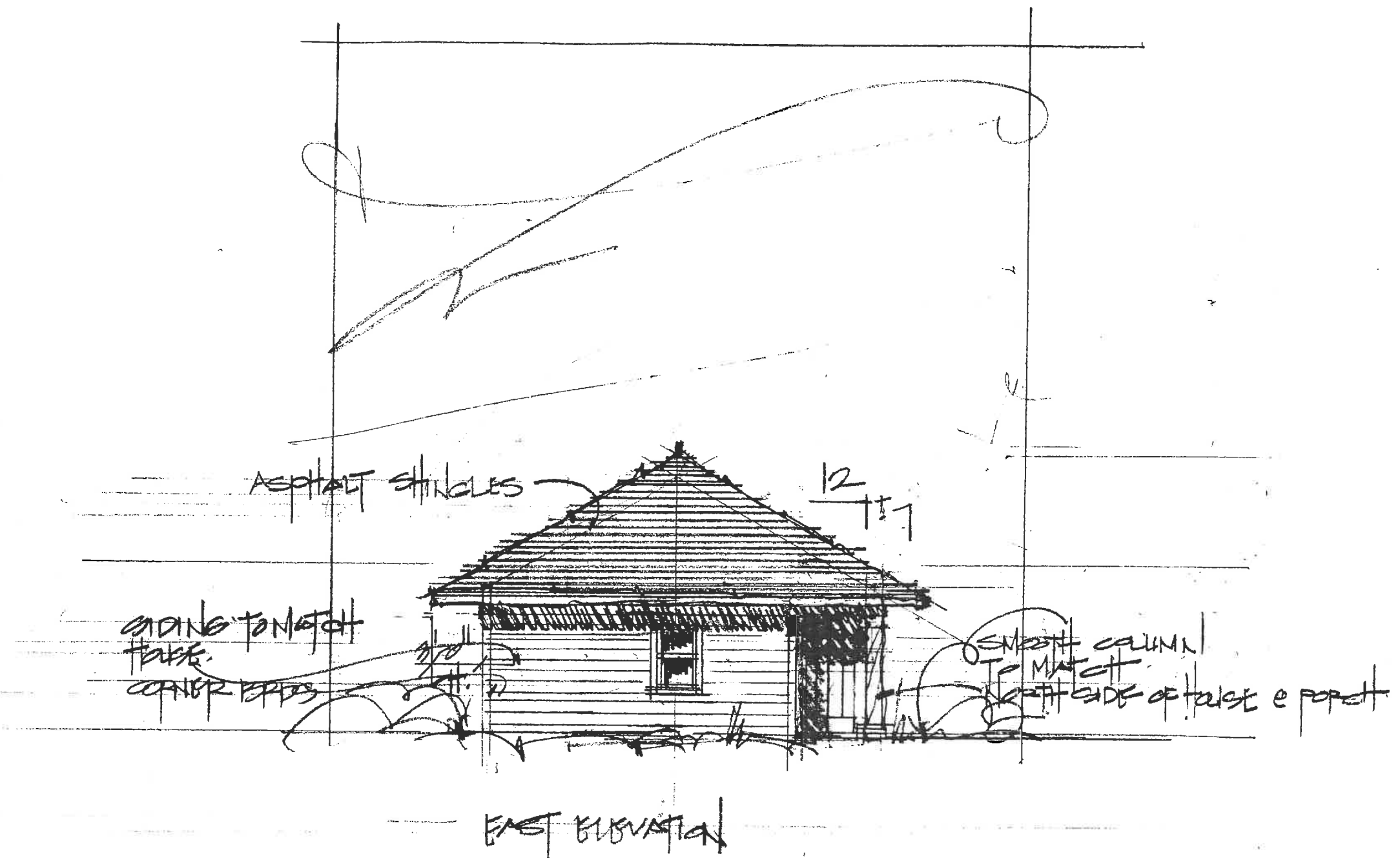
SOUTH ELEVATION



# CHULMAN GARAGE

C. ROBERTS, ARCHITECT

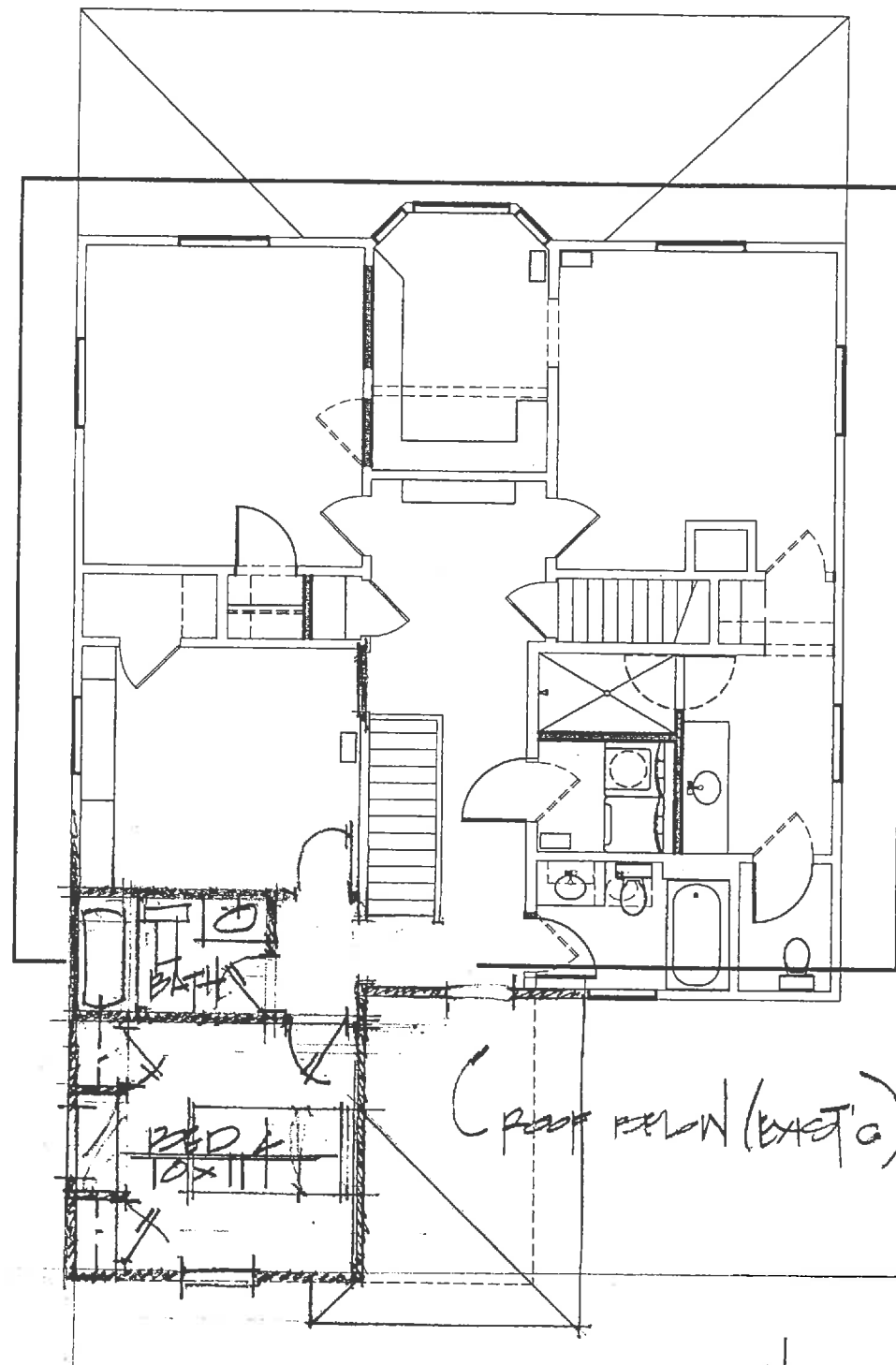
8.20.2016 10:11:01  
 8.24.2016 9:22:20  
 9.20.2016  
 9.21.2016



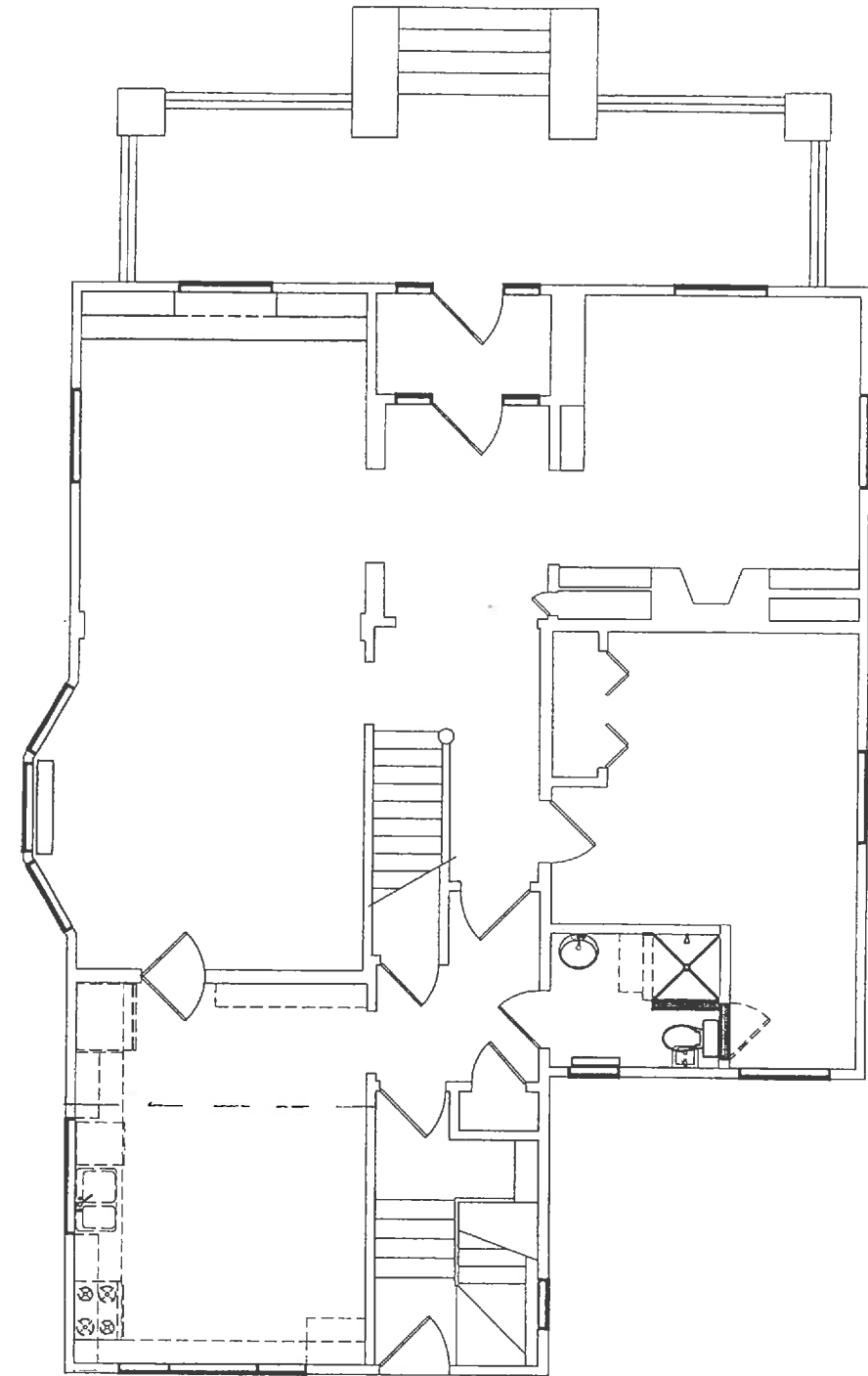
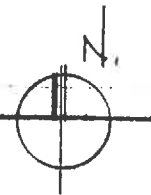
CULIVAN GARAGE  
S. BOURGAS, ARCHTCT. 8.24.2016, 9.20.2016, 9.22.2016

111 SIXTH STREET

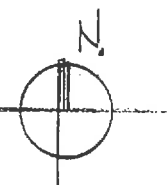




SECOND FLOOR PLAN  
1/8" = 1'-0"

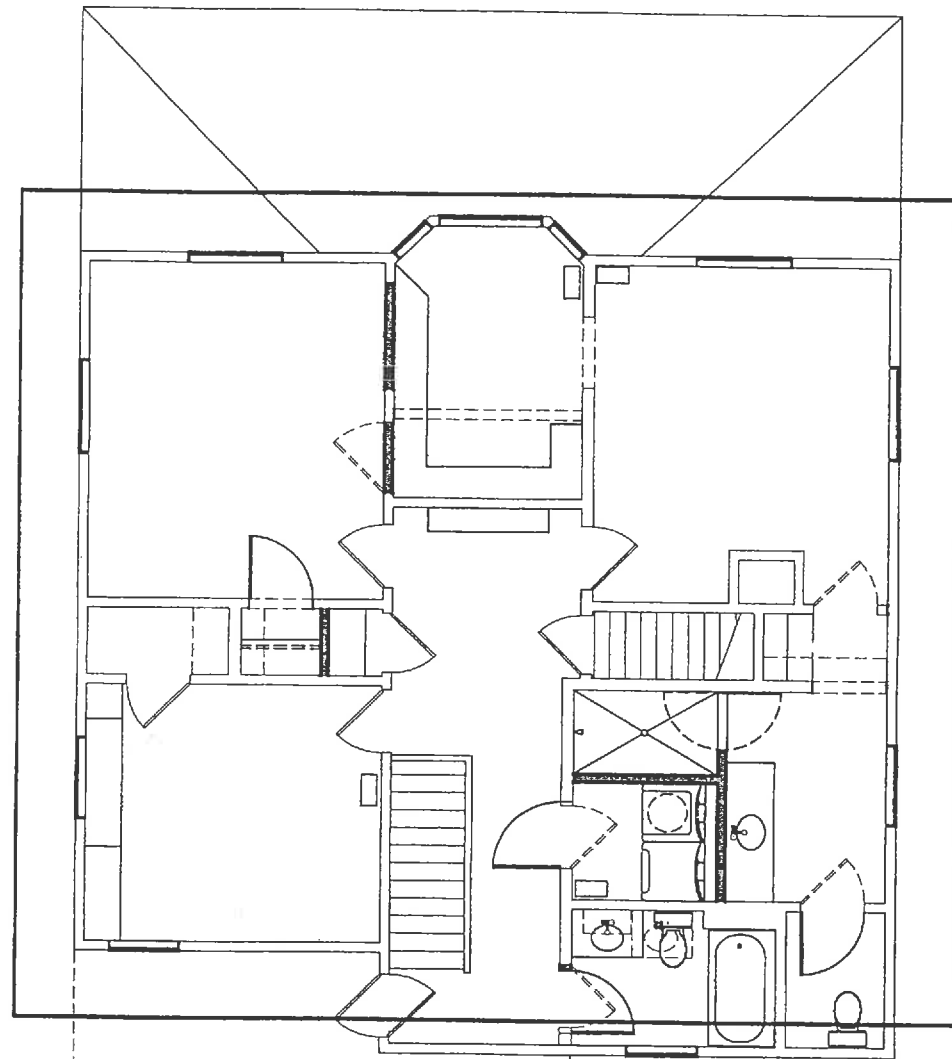


FIRST FLOOR PLAN  
1/8" = 1'-0"

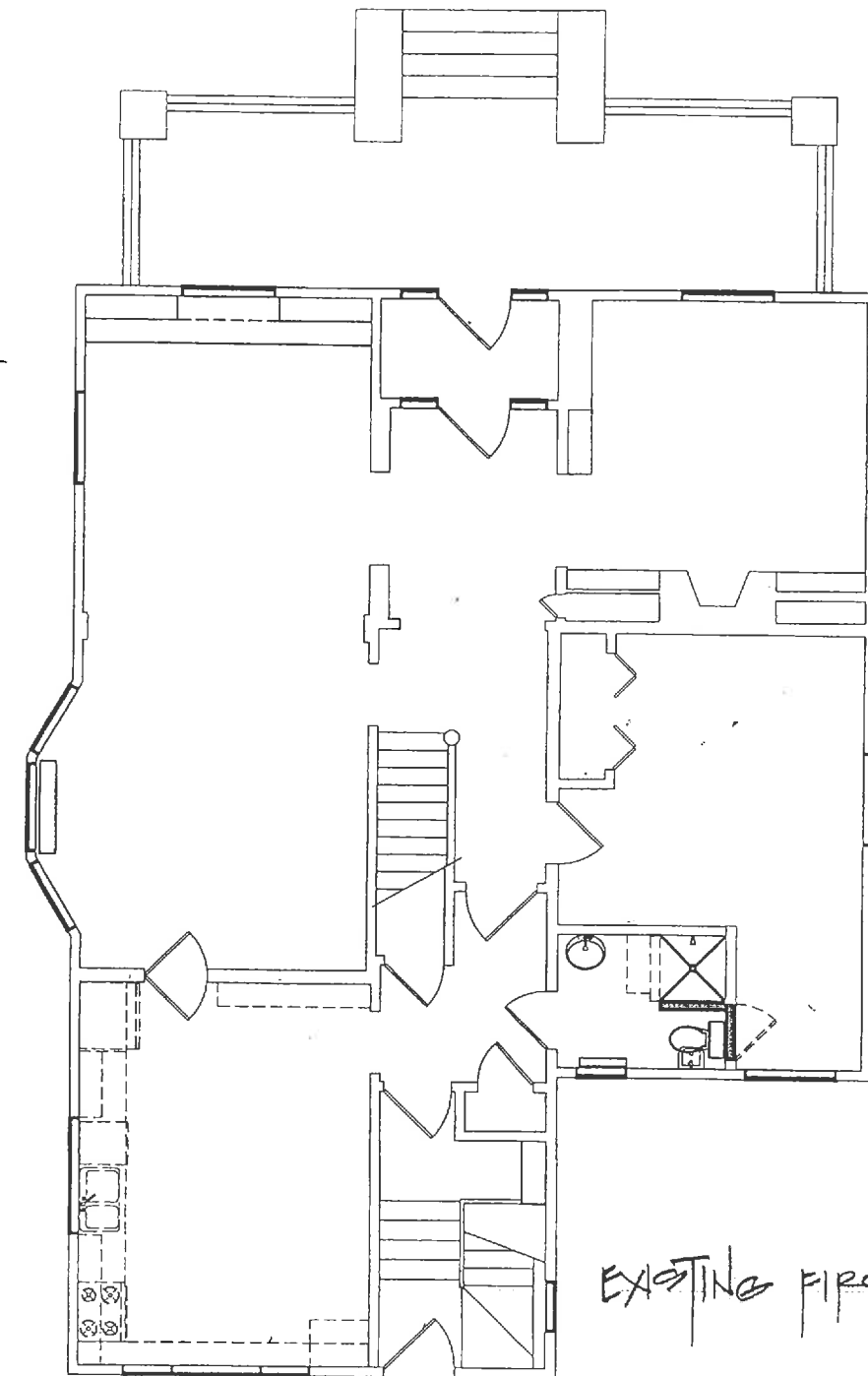


OULIVAN RESIDENCE ... SIXTH STREET  
G. BOURGEOIS, ARCHT. 8.20.20/4, 9.22.20/4





EXISTING SECOND FLOOR PLAN



EXISTING FIRST FLOOR PLAN

CULLIVAN RESIDENCE ... SIXTH STREET  
 A. BOUZEK, ARCHITECT 9.20.2010  
 1/2" = 1'-0"





EXISTING SOUTH ELEVATION

SULLIVAN RESIDENCE ... SIXTH STREET

G. BOURELOS, ARCHTCT

8.20.2016

1/8" = 1'-0"



TRAVERSE CITY HISTORIC DISTRICTS COMMISSION  
APPLICATION FOR

**HISTORICAL PRESERVATION PERMIT**

Date of Application: 9-21-16

Property Address: 611 E. STATE ST

Local Historic District: BOARDMAN

Existing Zoning Classification: R-16

Architectural / Design Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Description of Plans: DETACHED GARAGE

THE COMPLETED APPLICATION SHALL BE SUBMITTED TO THE CITY PLANNING DEPARTMENT A MINIMUM OF 10 DAYS PRIOR TO THE MEETING AT WHICH THE REQUEST WILL BE CONSIDERED AND SHALL MEET ALL REQUIREMENTS LISTED ON THE REVERSE SIDE.

Owner Name: MATT & DIANE ARNOLD Phone: 309-838-5621 Fax: \_\_\_\_\_

Address: 611 E. STATE ST.

Signature of Owner: Diane Arnold

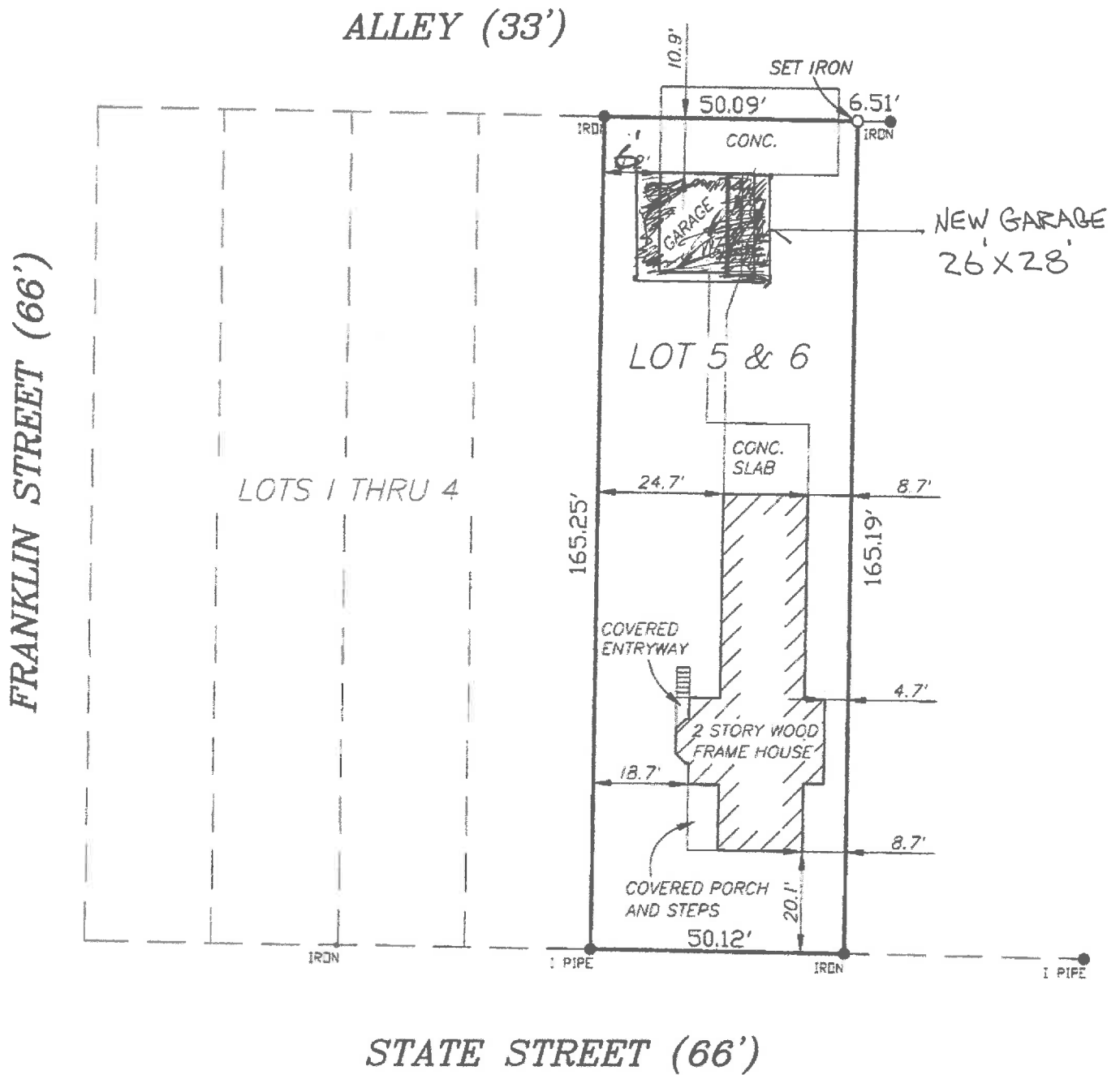
Signature of Applicant (if different): Don Bonnell

Relationship of Applicant to Owner: CONTRACTOR



# SITE PLAN

LOTS 5 & 6, HANNAH LAY AND COMPANY'S FIFTH  
ADDITION TO TRAVERSE CITY, MICHIGAN







MARK STEWART  
HOME DESIGN

*Mark Stewart*

8137 S.W. GENECA  
Tualatin, Oregon 97062

(503) 885.8377 F  
(503) 578.4132 F  
www.markstewart.com

*Mark Stewart*  
Authentic Mark Stewart Original Design  
Accept no substitutes

Stock Home Plans  
Custom Design  
Builder Marketing  
Interior Design

Since 1982

These plans and the designs herein  
are copyrighted under Federal Law  
by Mark A. Stewart and Mark  
Stewart & Associates Inc. 2006

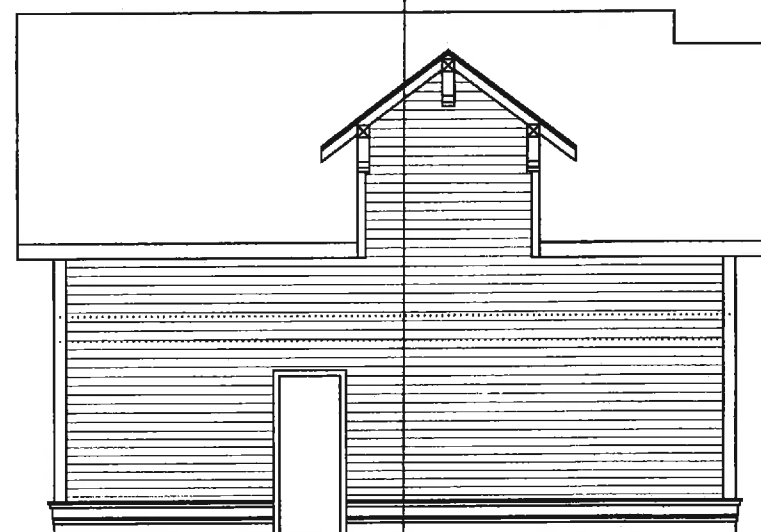
#### Important Disclosure Please Read:

The plans you have purchased are  
for the construction of ONE home only.  
Under NO circumstances is it legal  
to build from these plans more than  
once without the written consent from  
the designer Mark Stewart. These plans  
are copyrighted and it is a violation  
of Federal copyright laws to reproduce  
them. Mark Stewart & Associates  
will fully prosecute ANY violation of its  
copyrighted designs and plans.  
Furthermore it is understood that it is  
COMPLETELY the responsibility of the  
contractor to construct the home  
described herein, on any particular site  
and within the confines of the governing  
jurisdiction. Mark Stewart & Associates  
takes NO responsibility for the construction  
of this plan to any code or any building  
etc.

PLAN # M-675

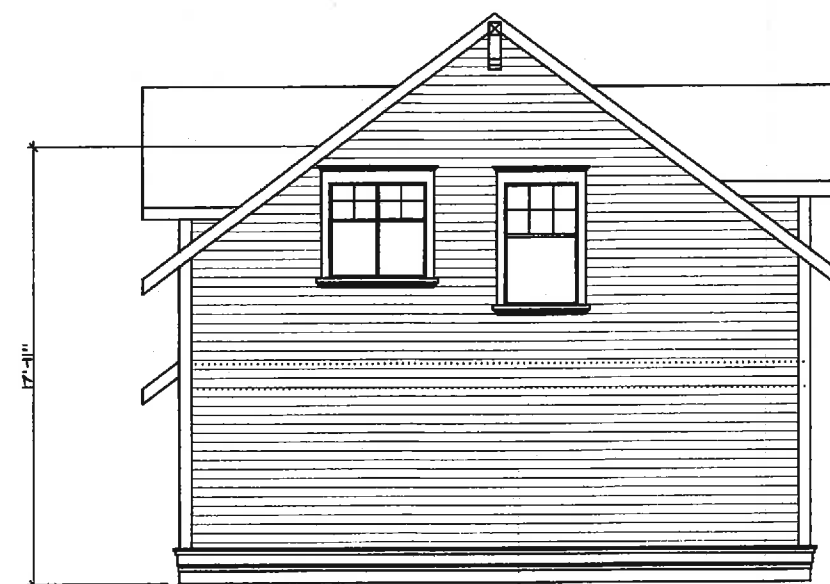
PAGE

2 of 7



REAR ELEVATION

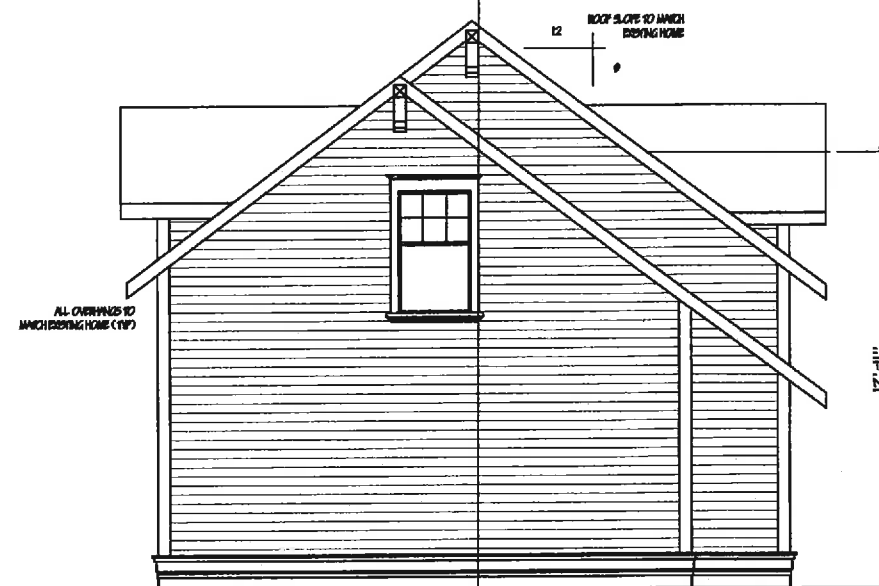
1/4"=1'-0"



RIGHT ELEVATION

1/4"=1'-0"

ALL EXTERIOR MATERIALS TO MATCH EXISTING  
RESIDENCE INCLUDING SIDING, ROOFING, DETAILS,  
SURROUNDS, AND DETAILS PER CONSTRUCTION  
CONTRACT AND AGREEMENTS.



LEFT ELEVATION

1/4"=1'-0"

ALL WINDOW AND DOOR DETAILS  
TO MATCH EXISTING HOME



FRONT ELEVATION

1/4"=1'-0"



(503) 885.8377 F  
(503) 579.4132 F  
[www.markstewart.com](http://www.markstewart.com)

—

These plans and the designs herein are copyrighted under Federal Law by Mark G. Stewart and Mark Stewart & Associates Inc. 2006

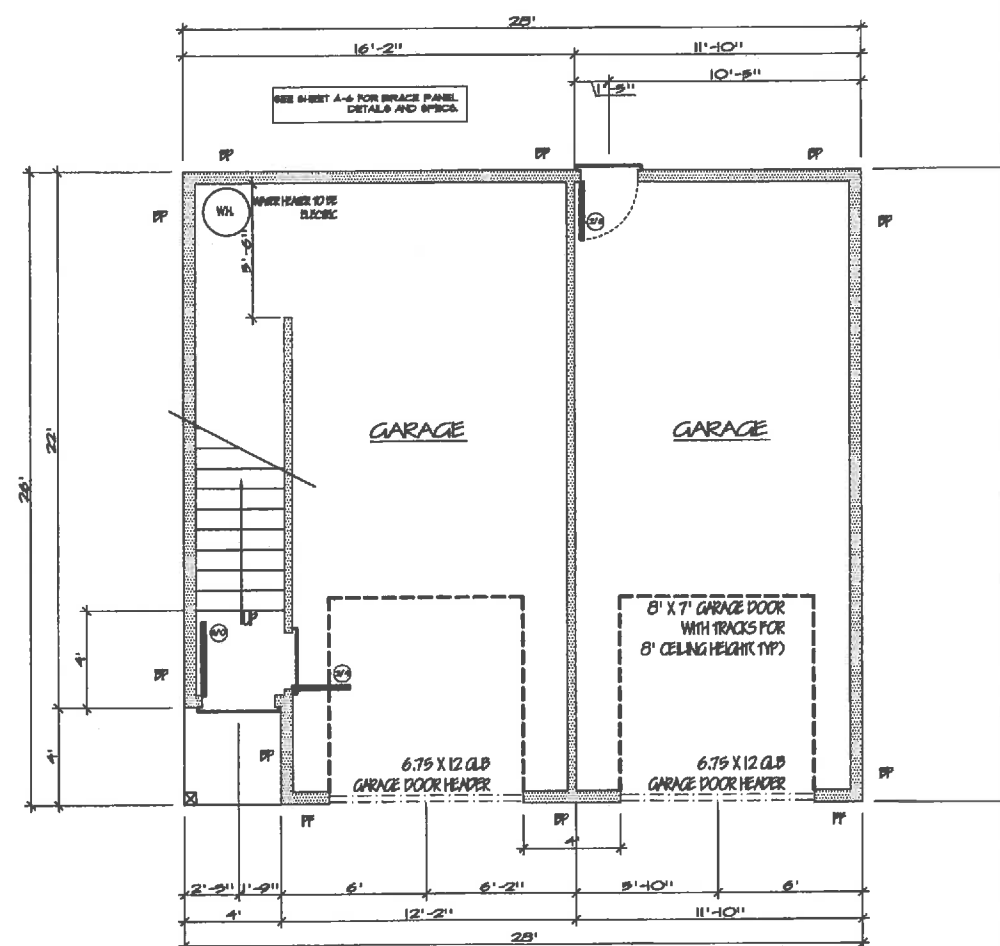
The plans you have purchased are for the construction of ONE home only. They are NOT construction rights to build. NO construction is legal to build from these plans more than once without the written consent from the designer Mark Susser, these plans are copyrighted and it is a violation of Federal copyright laws to reproduce them. Mark Susser & Associates will fully prosecute ANY violation of its copyrighted designs. Furthermore it is understood that it is COMPLETELY the responsibility of the contractor to construct the house developed hereunder within the site and within the confines of the governing Jurisdiction. Mark Susser & Associates takes NO responsibility for the conformance of this plan to any code or any building

PAGE

3

- 
- VENT PIPE UP THRU ROOF
- GRID
- DRYWALL
- 2x STUDS @ 16" o/c
- 2x4 CLEAT
- 2x4 CLEAT
- 2x4 CLEAT
- 1/3
- WATER HEATER
- 1/3
- 1/3
- 2x4 CLEAT
- 2x 8" STUDS @ 16" o/c
- DRYWALL
- GRID
- SECURE PLUMBING TAMPON (34 GA) WRAPING WATER HEATER TO 2x4 SHAPED SPACERS WITH (3-16d) NAILS
- SECURE SHAPED 2x4 SPACER TO 2x4 CLEATS WITH (3-16d) NAILS
- SHAPED 2x4 SPACERS WILL BE CUT TO INSURE A TIGHT FIT TO WATER HEATER
- WATER HEATER STRAPS WILL RESIST LATERAL FORCES EQUAL TO 100% OF GRAVITY LOADING
- PLATFORM MUST BE ANCHORED TO WALL
- 16" MIN.
- GARAGE FINISH FLOOR

4  
DTL



GARAGE LEVEL

1/4"-1'-0"



MARK STEWART  
HOME DESIGN

*Mark Stewart*

8137 S.W. 8th AVE.  
Tualatin, Oregon 97062

(503) 885.8311 P  
(503) 579.4132 F  
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Since 1982

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Stewart & Associates Inc. 2886

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once without the written consent from  
the designer Mark Stewart. These plans  
are copyrighted and it is a violation  
of Federal copyright law to reproduce  
them. Mark Stewart & Associates  
will fully prosecute ANY violation of its  
copyrighted designs and plans.  
Furthermore it is understood that it is  
COMPLETELY the responsibility of the  
contractor to construct the home  
described herein, on any particular site  
and within the confines of the governing  
jurisdiction. Mark Stewart & Associates  
takes NO responsibility for the conformance  
of this plan to Any code or Any building  
site.

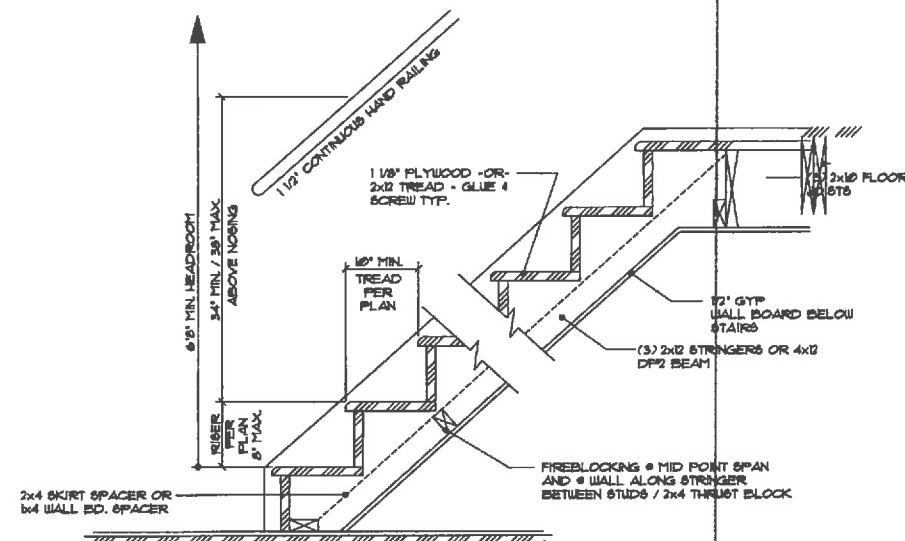
PLAN # M-675

PAGE

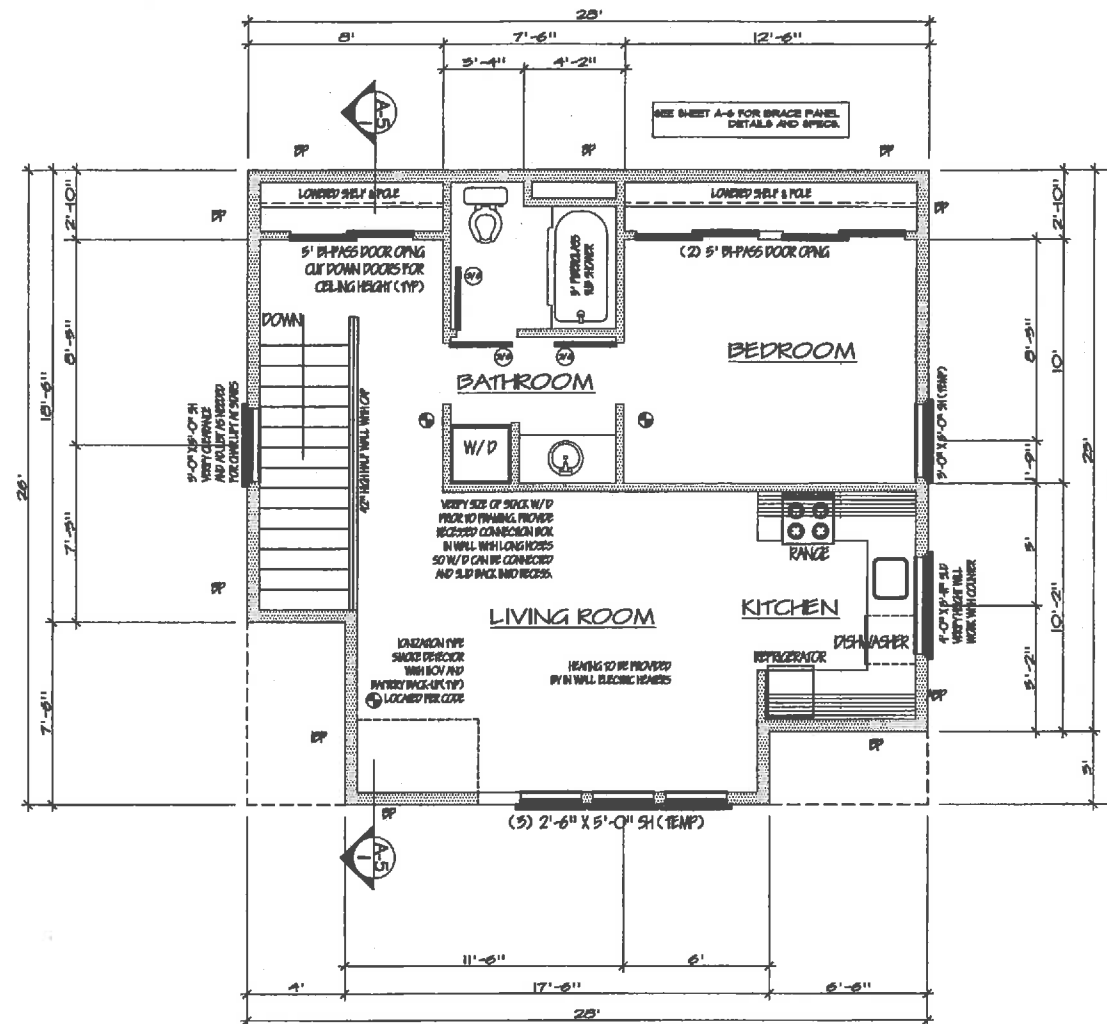
4

or 7

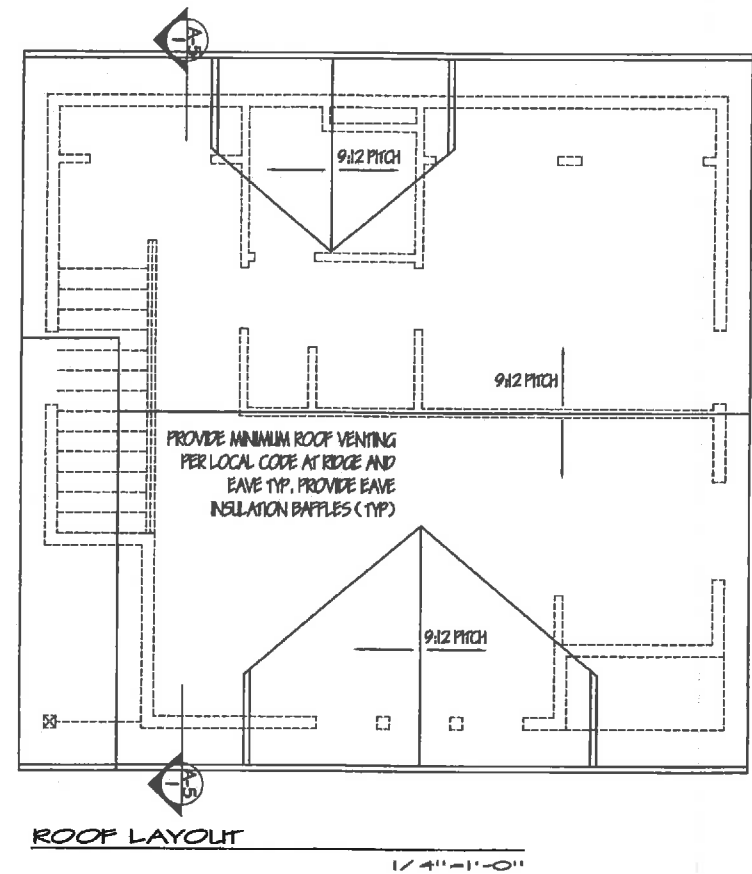
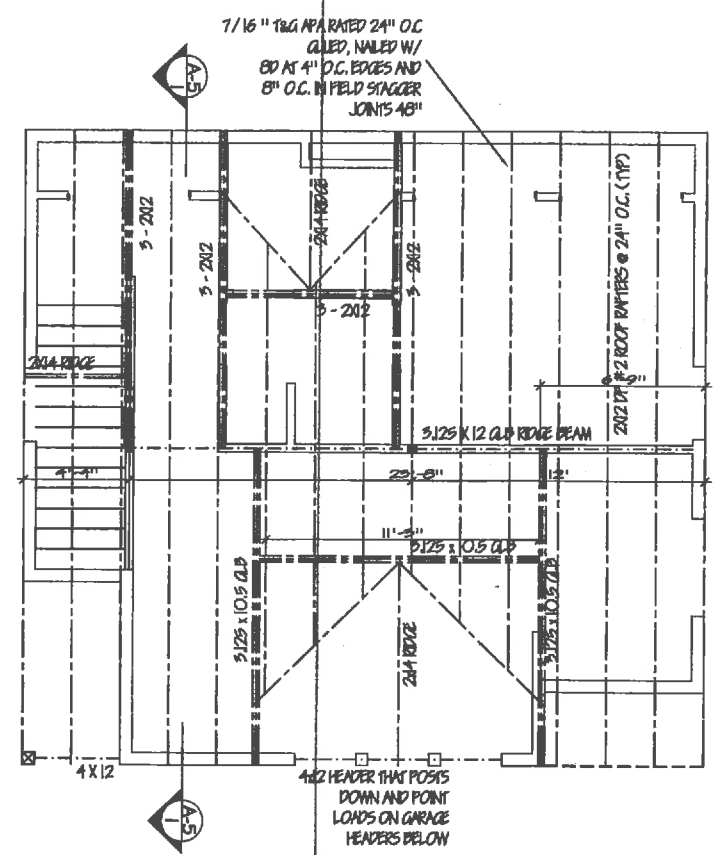
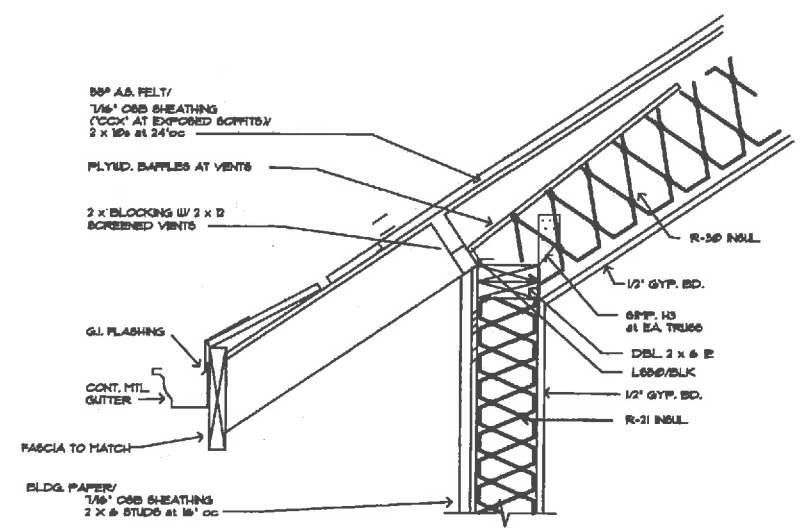
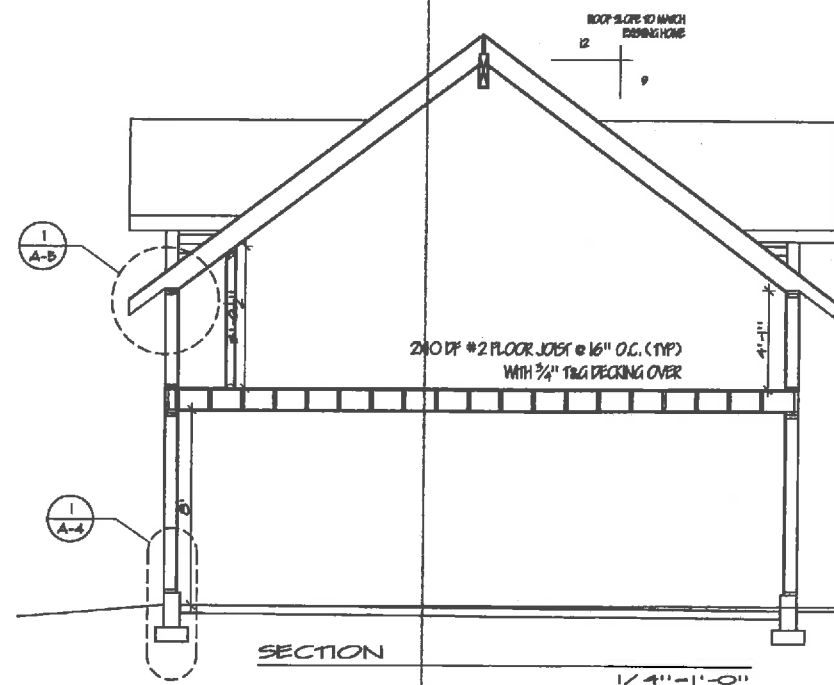
- |                                      |   |
|--------------------------------------|---|
| \$ SINGLE POLE SWITCH                | □ PAN LIGHT                                   |
| \$\$\$ THREE-WAY SWITCH              | ◇ DOWNSTAIR                                   |
| \$\$\$ FOUR-WAY SWITCH               | ▽ TELEPHONE OUTLET                            |
| □ DUP. EX. RECEPTACLE                | □ TELEVISION OUTLET                           |
| □ DUP. EX. RECEPTACLE                | □ ELECTRICAL PANEL                            |
| □ DUP. EX. RECEPTACLE                | □ ELECTRICAL METER                            |
| □ DUP. EX. RECEPTACLE                | ○ WALL MOUNTED LIGHT FIXTURE                  |
| □ 220 VOLT RECEPTACLE                | ○ CEILING MOUNTED LIGHT FIXTURE W/ PULL CHAIN |
| ○ JUNCTION BOX                       | ○ RECESSED INCANDESCENT LIGHT FIXTURE         |
| ○ WATERPROOF                         | ○ RECESSED FLUORESCENT LIGHT FIXTURE          |
| ○ GROUND FAULT INTERRUPTER           | ○ UNDER COUNTER/FLOOR LIGHT FIXTURE           |
| ○ MOUNTING HOOK ABOVE FINISHED FLOOR |   |
| ○ FIGURE DESIGNATION SEE SCHEDULE    |   |
| ○ CEILING MOUNTED LIGHT FIXTURE      |   |
| ○ LONGER TYPE DOWNSTAIR              |   |



3 TYP. STAIR SECTION  
DTL



LIVING LEVEL  
678 SQ. FT.  
1/4\" = 1'-0\"



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